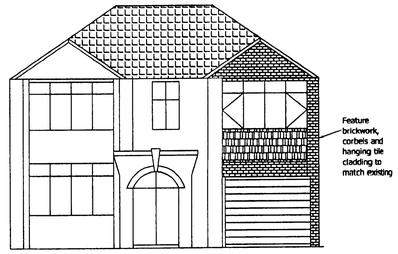


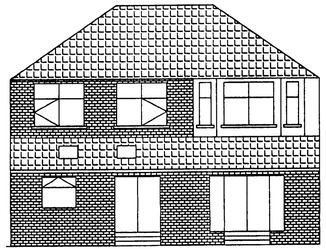
EXISTING FRONT ELEVATION



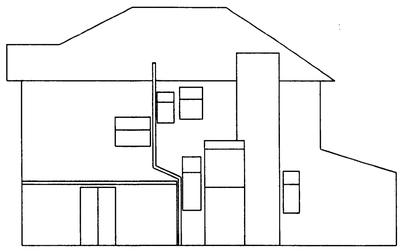
PROPOSED FRONT ELEVATION



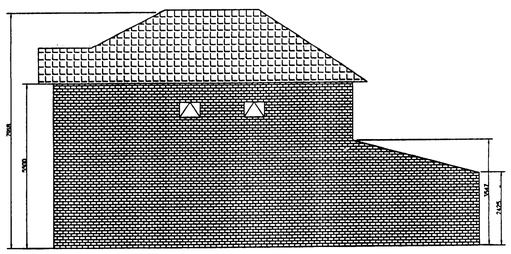
EXISTING REAR ELEVATION



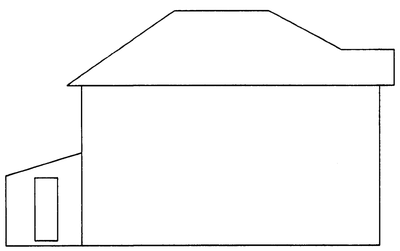
PROPOSED REAR ELEVATION



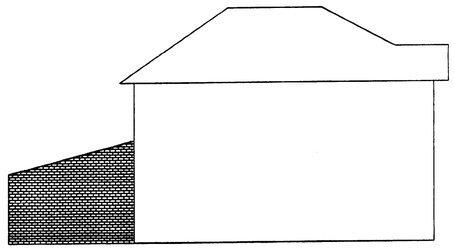
EXISTING SIDE ELEVATION



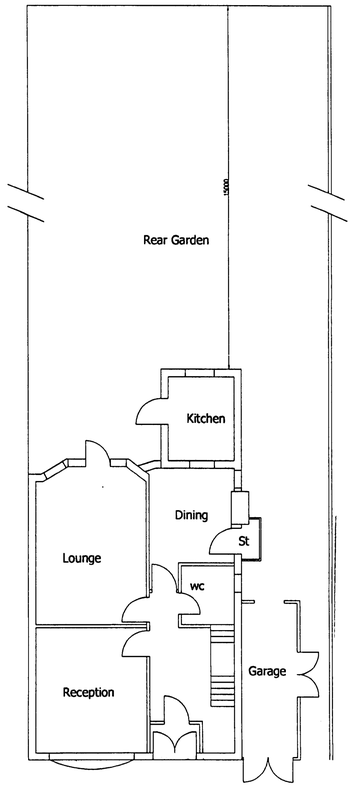
PROPOSED SIDE ELEVATION



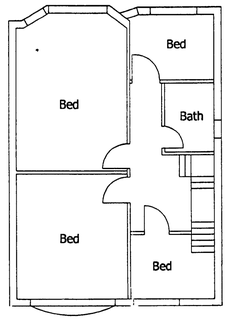
EXISTING SIDE ELEVATION (2)



PROPOSED SIDE ELEVATION (2)

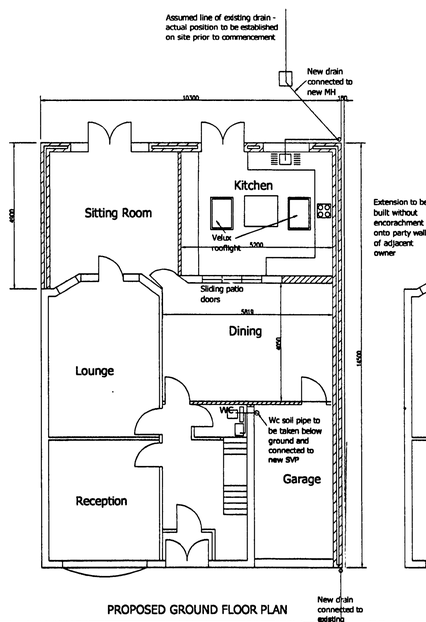


EXISTING GROUND FLOOR PLAN

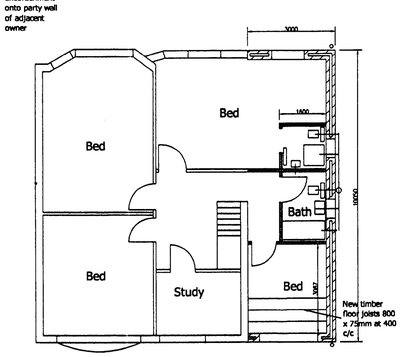


EXISTING FIRST FLOOR PLAN

ROOF Marley or Redland concrete interlocking roof tiles to match existing with 75mm lap (roof pitch to match existing) on treated battens on approved Roofing Felt to BS 747 onto trusses designed, braced and manufactured to BS 5268 Pt 3 1980 to be submitted to Building Control prior to commencement, fixed with manufacturers proprietary fixings. Insulation to be 270mm deep rockwool quilt insulation or other equal and approved. 16mm fireline board and skim to underside of ceiling joists. Roofspace ventilation to be via proprietary eaves ventilation system (min 25mm gap) and tile vents with purpose -made eaves-fitting to ensure eaves are not blocked. Gutter to be 100mm half-round gutter with 75mm dia PVC rainwater pipe to roddable gully.
WALLS Outerskin to be 110mm approved brick facings to match existing, 85mm Dritherm insulation in cavity, inner skin to be 125mm thermalite blocks. 12mm plaster and skin to internal. Butterfly type wall ties to be fixed 900mm c/c horizontally and 450mm centres vertically. Cavity to be continuos, bonded to existing and sealed at eaves level with brick or block on edge. DPC to be 150mm above ground level, and insulated horizontal and vertical DPC to be around all openings and reveals. 30mm x 5mm galvanised MS straps to fixed to walls and structural timbers of roof at max 1800mm c/c. Weak mix concrete cavity fill in cavity wall below ground level. Lead cavity tray and flashing at abutment with main wall of house.
FLOOR 16mm asphalt on 100mm thick concrete (1:3:6) on 1000guage Visqueen on 80mm thick Styrofoam insulation with 25mm upstand at perimeter on 50mm sand blinding on 150mm well compacted hardcore
FOUNDATIONS Strip foundation 600 x 150mm min concrete (1:3:6) min depth 750mm below ground level to approval of Building Control Officer
STUD PARTITIONS 75 x 50mm sw studs ay 400 c/c with noggins, soleplate and head. 75mm thick insulation quilt and 12.5mm plaster board (min mass/unit area of 10kg/m3) and skim both sides.
FLOOR JOISTS To be 200 x 75mm timber joists at 400 c/c on hangers with struts at mid-span and underdrawn with 12.5mm plasterboard of min mass/unit area of 10kg/m3 and between layer of 100mm mineral wool of min density 10kg/m3 and 40mm celotex insulation. Floor joists to be doubled up under new partitions.
DRAINS 100mm dia PVC drains to fall 1:40 to approval of Building Control Officer. PVC approved inspection chambers to be fitted at junction with main drain.
WASTES 38mm dia PVC waste with anti vac traps to sink, bath or shower, 32mm dia to washbasin connected direct to 100mm PVC soil and vent pipe, vent to terminate 900mm above adjacent opening light with durable terminal fitting.
LINTOLS All new structural openings to have standard catnics over, allowing a min end bearing of 150mm each end. Existing lintols having an increased load to be exposed and checked for suitability to take the increased load.
VENTILATION Opening lights to be not less than 1/20th of floor area of room served. UPVC windows and doors to have min trickle vents 8000mm sq. be SAFETY glazing to BS 6206, be FENSA approved and have K Glass. Any boiler vent to be ducted to external air 500mm clear of opening light. Mechanical fan to be ducted to external air and have extract rate of 60 litres per sec in kitchen and 15 litres per second in bathroom and en-suites.
FIRE All elements of structure and new ceilings to have 16mm fireline board and skim.Bedroom windows to have readily openable unobstructed area of min 0.33m2 and min dimensions 450mm wide and high, max 1.1m above floor level.
All electrical installations to comply to BS 7671, 16th Edition of IEE Regs and Part P of Building Regs by a NICEIC electrician with a test certificate forwarded to Building Control.Energy efficient lighting to be fitted. TRV valves to be fitted to radiators
All works to comply with the 'Robust Construction Details to Limit Thermal Bridging and Air Leakage'.
All dimensions to be checked by Contractor prior to commencement.
The whole of the works to comply with current Building Regulations. No work to commence without Building Regulations approval.



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

PLANNING
ON ACCOUNT

Date	Rev.		Initials	Date

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Figured dimensions take precedence over scaled measurements from the drawing. All dimensions to be checked by Contractor and discrepancies clarified with the Client prior to commencement.
The whole of the works to comply with current Building Regulations. No work to commence without Building Regulations approval.

Notes

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Project 29 WILBRAHAM ROAD, MANCHESTER

Client MR HAMID MASOOD

Title PROPOSED EXTENSION & ALTERATIONS

Drawn RA

Date March 2008

Scale 1:100

Drawing Number 01/RA/308